

47 South Townside Road
North Frodingham
YO25 8LE

ASKING PRICE OF

£125,000

2 Bedroom Semi-Detached Bungalow

Ullyotts Est. 1891 Estate Agents

01377 253456



2 | 1 | 1 | Garage & Off Road Parking | Electric Storage Heaters

47 South Townside Road, North Frodingham, YO25 8LE

A RARE OPPORTUNITY TO CREATE SOMETHING SPECIAL! Quite simply, this is a relatively modern constructed bungalow in a non-estate setting. Years have passed and fixtures and fittings have become dated, giving the new owner the opportunity to create something really special. Though structurally sound, work required would be re-fitting of the kitchen and bathroom, installation of an updated heating system, fully decoration and finishing touches.

There is off-street parking by way of a drive which leads to a single garage, whilst to the rear is a concrete area of yard.

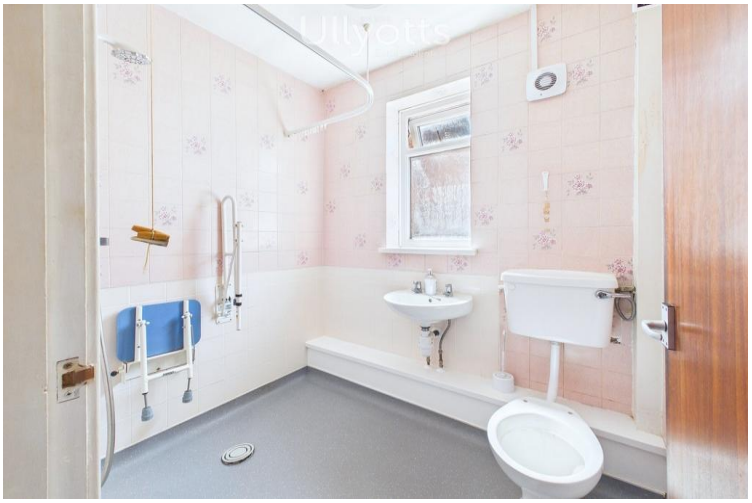
NORTH FRODINGHAM

The B1249 passes through the village with its main street lined with houses, cottages and public house. The village cross is located at the junction of the road to Brandesburton and outside the attractive village school is the war memorial. Just outside North Frodingham is the Church of St Elgin which, though restored in the 19th Century, has its original Norman font.









Accommodation

SIDE ENTRANCE
Into:

LOBBY
Further door into:

ENTRANCE HALL
11' 8" x 5' 7" (3.58m x 1.72m)
With built-in storage cupboard.

KITCHEN
10' 7" x 8' 2" (3.24m x 2.51m)
Fitted with a range of basic units including base and wall mounted units with worktops, inset sink and front facing window.

LOUNGE
17' 9" x 9' 10" (5.42m x 3.02m)
With front facing window and fireplace with electric fire in situ. Electric storage heater.

BEDROOM 1
13' 4" x 9' 10" (4.08m x 3.01m)
With rear facing window and electric storage heater.

BEDROOM 2
8' 4" x 8' 2" (2.55m x 2.50m)
With rear facing window and electric storage heater.

SHOWER/WET ROOM
6' 5" x 5' 4" (1.97m x 1.64m)
With walk-in shower, low level WC and wash hand basin.

OUTSIDE
The property stands well back from the road behind a predominantly gravelled frontage. This could provide off-street parking in addition to the garage.

There is a shared side drive which leads to a single garage.

To the rear of the property is a concrete yard. This could be removed to create a proper garden area.

HEATING
The bungalow benefits from electric storage heaters.

DOUBLE GLAZING
Sealed unit double glazing throughout.

TENURE
We understand that the property is freehold and is offered with vacant possession upon completion.

SERVICES
Mains water, electricity and drainage.

COUNCIL TAX
Band B.

ENERGY PERFORMANCE CERTIFICATE
Rating E.

NOTE
Heating systems and other services have not been checked.

All measurements are provided for guidance only.

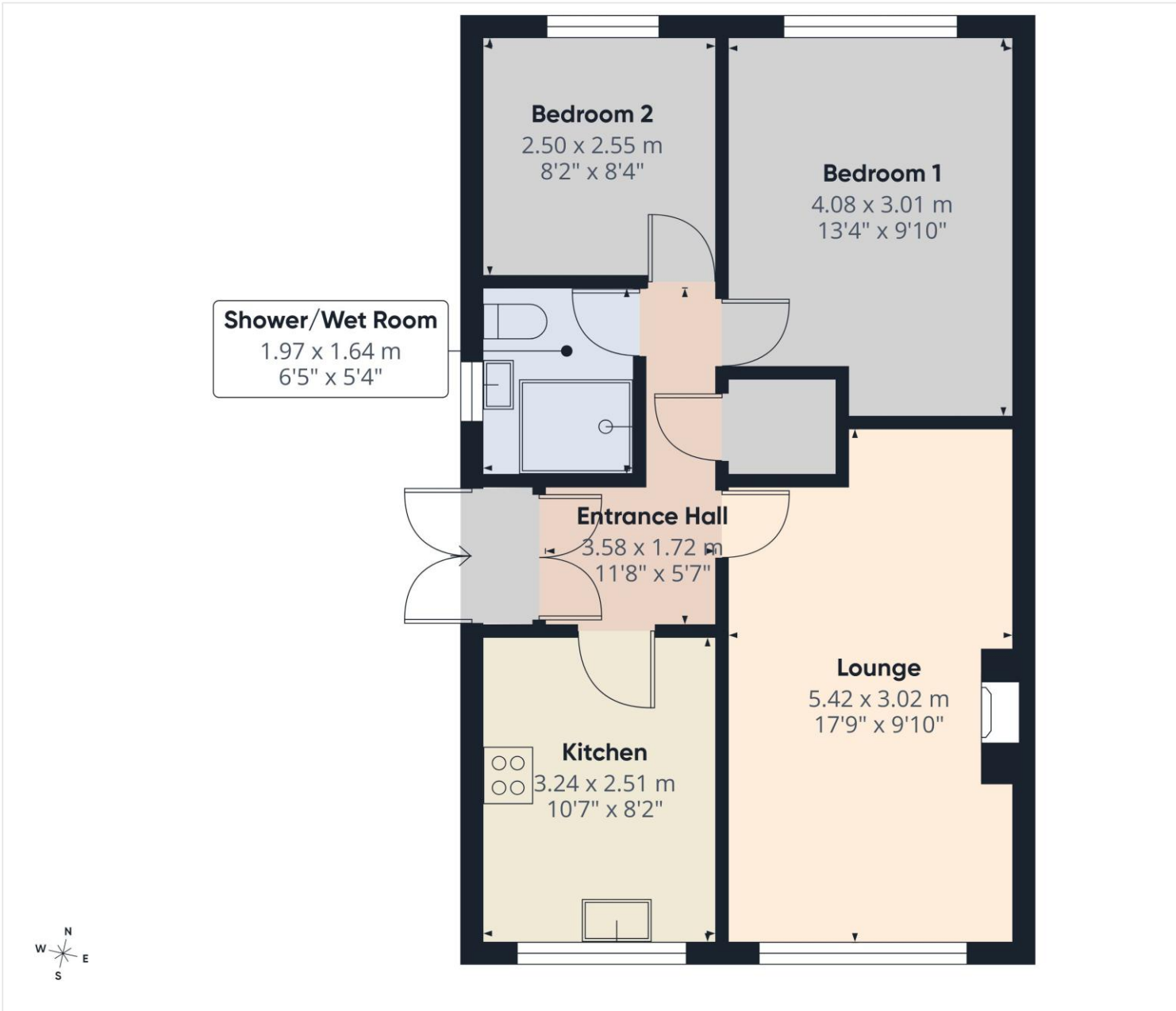
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact. In the event of a property being extended or altered from its original form, buyers must satisfy themselves that any planning regulation was adhered to as this information is seldom available to the agent.

Floor plans are for illustrative purposes only.

VIEWING
Strictly by appointment with Ullyotts 01377 253456 - Option 1.

Regulated by RICS

The digitally calculated floor area is 51 sq m (548 sq ft). This area may differ from the floor area on the Energy Performance Certificate.




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Drain
Track
7m
Drain
Track
Comfrey Farm
Green Lane Farm
NORTH TOWNSIDE ROAD
NORTH TOWNSIDE ROAD
HIGH SIDE
High Farm
MAIN STREET
Sch
Cross Farm
War Meml
B1249
MAIN STREET
North
Frodingham
B1249
Ppg Sta
Park Farm
Cross
CROSS LANE
S TOWNSIDE RD
SOUTH TOWNSIDE ROAD
Path
Pav
The Hatchery
PW
Hall
Hall
Playing
Field
47 South Townside Road
Drain
8m
Drain
Drain
Four Views
Drain
MOUNT PLE
GRANGE RD
Promap
LANDMARK INFORMATION

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